

Planning and Development Board – Supplementary Report

2 September 2024

PAP/2024/0274

**Aston Villa Training Ground, Bodymoor Heath Lane, Bodymoor Heath,
Middleton**

**Master Plan – Building Elite Sports Facilities Update for
Aston Villa Football Club**

1. Introduction

1.1 This application is included on the Agenda for its September Board meeting. The report dealing with the case, refers to outstanding consultation responses that had not been received at the time of that report's publication. They have now been received and the Chairman has agreed to the preparation of this Supplementary Report in order to bring Members up to date.

2. Outstanding Responses

- 2.1 Warwickshire County Council as the Lead Local Flood Authority has responded, as anticipated, with no objection subject to standard conditions.
- 2.2 The Warwickshire County Ecologist has also responded and again, as anticipated, there is no objection subject to standard conditions.
- 2.3 The applicant has responded to these responses.

3. Observations

3.1 The outstanding responses have now been considered taking account of the applicant's comments and a revised set of conditions is recommended below. This also takes into account the applicant's comments on the original set of recommended conditions.

Recommendation

As set out in Recommendation (a) in the main report, but that the following schedule of conditions replace Recommendations (b) and (c).

Revised Schedule of Conditions

a) Defining Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plans numbered;

1143-LS-01 Landscape Specification AVFC Bodymoor Heath

1143-SW-01 2024-06-07

1143-SW-02 2024-06-07

1143-SW-03 2024-06-07

1924-HBA-V1-02_Rehabilitation Recuperation and Medical Recovery Centre - Proposed Site Plan

1924-HBA-V1-03_Rehabilitation Recuperation and Medical Recovery Centre - Floor Plans

1924-HBA-V1-04_Rehabilitation Recuperation and Medical Recovery Centre - Elevations

1924-HBA-V2-02_U16 Boys Internal Pitch Elite Football Development Centre - Proposed Site Plan

1924-HBA-V2-03_U16 Boys Internal Pitch Elite Football Development Centre - Floor Plan

1924-HBA-V2-04_U16 Boys Internal Pitch Elite Football Development Centre - Sheet 02

1924-HBA-V2-05_U16 Boys Internal Pitch Elite Football Development Centre - Sheet 03

1924-HBA-V3-04_Womens Super League and Girls Academy Centre Extension - Proposed Site Plan

1924-HBA-V3-05_Womens Super League and Girls Academy Centre Extension - Proposed Plans

1924-HBA-V3-06_Womens Super League and Girls Academy Centre Extension - Proposed Elevations

1924-HBA-V4-03_Media and Administration Support Centre - Proposed Site Plan

1924-HBA-V4-04_Media and Administration Support Centre - Ground Floor Plan

1924-HBA-V4-05_Media and Administration Support Centre - First Floor Plan

1924-HBA-V4-06_Media and Administration Support Centre - Proposed Elevations

1924-HBA-V5-02_Grounds Operation Store - Proposed Site Plan

1924-HBA-V5-03_Grounds Operation Store - Floor Plans

1924-HBA-V5-04_Grounds Operation Store - Elevations

1924-HBA-XX-P01_Site Location Plan

1924-HBA-XX-P02_Existing Large Scale Site Plan 1-2000

1924-HBA-XX-P03_Proposed Large Scale Site Plan 1-2000

1924-HBA-XX-P04_Existing Site - Proposed Demolition Plan

1924-HBA-XX-P05_Proposed Site Plan - Pitch Illumination

1924-HBA-XX-P12_Proposed Site Sections - V1 and V4

1924-HBA-XX-P13_Proposed Site Sections - V2 and V3

1924-HBA-XX-P14_Proposed Site Sections - V5

2024.06.05 2561 AVFC Development Women's Super League & Girls Academy centre Energy and Sustainability Statement- Rev 3

2024.06.05 2561 AVFC Grounds Operation Store Energy and Sustainability Statement

2024.06.05 2561 AVFC Media and Administration Support centre Energy and Sustainability Statement- Rev 3

2024.06.05 2561 AVFC Rehabilitation, Recuperation & Medical Recovery centre Energy and Sustainability Statement- Rev 3

2024.06.05 2561 AVFC U16 Boys Internal Pitch Elite Football Development centre Energy and Sustainability Statement- Rev 3

Fig 2 Bodymoor Heath Baseline UKHab A4

Fig 3 Bodymoor Heath Proposed UKHab A4

HarperEnv_AVFC_Masterplan Building Elite Sport_BNG_FV01

SK22435 Transport statement 100624 FINAL WITH APPENDICES

Statutory_Biodiversity_Metric_AVFC_June2024

As received by the Local Planning Authority on 12 June 2024

HLS8806 First Team Pitch - proposed floodlights

Foundation 15m HAL330 mast

SITECO_FL11_Sport_UK[15][15]

5XA779127H01AA - 3 Brick BLC

As received by the Local Planning Authority on 20 June 2024

AVFC Building Elite Sports Masterplan Construction Management Plan

As received by the Local Planning Authority on 2 August 2024

18249 C3006 PO6 - traffic sign and road marking schedule

As received by the Local Planning Authority on 2 August 2024

Drainage Strategy AVF02861-02DS002861-JPL-ZZ-ZZ-RP-C-2002-S4-PO4;
The Preliminary Ecological Appraisal FV02 prepared by Harper Environmental dated July 2024, the Bat activity Survey report prepared by Harper Environmental dated July 2024 and the Biodiversity Net Gain (BNG) Assessment FV02 prepared by Harper Environmental dated July 2024.

As received by the Local Planning Authority on 30 July 2024

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

b) Pre-Commencement Conditions

3. No above ground works other than demolition, internal works and site preparation shall take place until all remediation measures as may be approved in writing by the Local Planning Authority, following consideration of the submitted GIP Phase 2 Site Investigation Report dated 25/6/24 have been fully completed to the written satisfaction of the Local Planning Authority.

Reason: To reduce the risk of pollution from ground contamination.

4. No above ground works other than demolition, internal works and site preparation, shall take place until further details of the proposed surface water drainage strategy based on the Drainage Strategy S4-PO4 have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall:

- i) Demonstrate that the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus allowance for climate change) critical rainstorm, will be limited to the Qbar Greenfield run-off rate of 2 litres/second for the Women's Super League and Girls Academy Centre, the Grounds Operation store, the Media and Administration Support Centre together with the Rehabilitation, Recuperation and Medical Recovery Centre.
- ii) Confirm the final outfall location into the adjacent watercourse for the Medical Recovery and Media Support Centre Buildings, together with the necessary ownership agreements if appropriate.
- iii) Provide drawings and plans illustrating the sustainable surface water drainage scheme including the provision of any source control SUDS in accordance with the "SUDS Management Train" approach.
- iv) Provide detailed drawings including cross sections, of the proposed features such as infiltration structures, attenuation features and all outfall structures. These should be feature-specific demonstrating that the system is designed in accordance with the SUDS Manual -CIRIA Report C753.
- v) Provide detailed network level calculations demonstrating the performance of the proposed system to include details and justification of the design criteria used; simulation of the network for a range of durations and return periods including demonstration of the drainage scheme in line with the agreed discharge rates, potential flood volumes and network status, evidence to allow suitable cross-checking of calculations, and the completion of a sensitivity test carried out with CV values set at 1.00 to demonstrate the effect on the drainage network.
- vi) Provide plans which support the exceedance and overland flow routing such that there is demonstration how run-off will be directed through the

development without exposing properties to flood risk; how minimum floor levels have been calculated and recognition that exceedance management should not rely only on calculations demonstrating no flooding.

Reason: To reduce the risk of flooding.

5. No flood lighting, as hereby approved under this permission, shall be installed until a detailed lighting mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by the recommendations set out in the Bat Activity Survey undertaken by Harper Environmental and dated July 2024. The scheme shall be designed to deliver mitigation for foraging bats and wildlife such that lighting is directed away from vegetation; is shielded to control spillage across vegetation and its use is restricted so as to provide "dark" periods. Only the approved scheme shall then be implemented on site.

Reason: In the interests of conserving the natural bio-diversity of the area.

Pre-Occupation Conditions

6. The landscaping and planting scheme as approved by condition 2 shall be implemented and carried out in the first planting season after construction, and shall subsequently be maintained, unless agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON

In the interests of the amenities of the area.

7. In the first planting season after completion of the buildings the 1143-LS-01 Landscape Specification AVFC Bodymoor Heath as approved by condition 2, and the L1159 - 2.1 - 1000 - P02_LANDSCAPE MASTERPLAN, covering Ecology shall be implemented in full.

REASON

In the interests of nature conservation, thus achieving sustainable development objectives set out in the National Planning Policy Framework.

8. The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site, has been submitted to and approved in writing by the local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any development to the satisfaction of the Local Planning Authority

REASON

In the interests of Public Safety from fire and the protection of Emergency Fire Fighters.

9. There shall be no use of the playing pitch to be flood lit under this permission until their installation has been fully completed in accordance with the details approved under Condition 5 above and to the written satisfaction of the Local Planning Authority.

Reason: In order to reduce the risk of light pollution and to conserve the natural bio-diversity of the area.

10. There shall be no use of any of the buildings hereby approved until such time as a Verification Report has been submitted to and approved in writing by the Local Planning Authority. This shall evidence that the approved drainage strategy for the site as shown on plan number SP-PO4 has been fully installed. The report shall include that any departure from the agreed design is still in-keeping with the principles of sustainable surface water systems; as-built photographs and drawings, copies of any Statutory Approvals and confirmation that the system is free from defects damage and foreign objects.

Reason: In order to reduce the risk of flooding

11. There shall be no use of any of the buildings hereby approved until such time as a detailed, site specific surface water drainage maintenance plan is submitted to and approved in writing by the Local Planning Authority. It shall include the names and contacts for all of the parties responsible for that maintenance, plans to show the locations of the features requiring maintenance and how these features are to be accessed together with details of how each feature is to be maintained and managed for the lifetime of the development. The approved Plan shall be adhered to at all times.

Reason: In order to reduce the risk of flooding

12. There shall be no occupation of any building hereby permitted until such time as a Post Remediation Verification Report has been submitted to and approved in writing to evidence that any measures as may be approved under Conditions 3 and 13 have been fully implemented.

Reason: To reduce the risk of pollution through ground contamination

Other Conditions

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary, a remediation scheme must be prepared and submitted to the Local Planning Authority. Work may then

only continue in line with any remediation measures as may be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of pollution through ground contamination

14. The Construction and Environmental Management Plan and Construction Method Statement as approved under Condition 2 shall be adhered to throughout the construction period of the development.

Reason: In the interests of the amenities of the area

15. There shall be burning of waste on site at any time.

Reason: In the interests of the amenities of the area

16. No removal of trees or shrubs / hedges shall take place between 1st March and 31st August inclusive unless a survey to assess the nesting bird activity on the site during this period and a scheme to protect the nesting birds has first been submitted to and approved in writing by the Local Planning Authority. No trees, shrubs / hedges shall be removed between 1st March and 31st August inclusive other than in accordance with the approved bird nesting protection scheme.

REASON

In order to safeguard protected and/or priority species from undue disturbance and impacts.

17. The facilities hereby approved shall be run in accordance with the submitted Transport Statement and shall not be used for any purpose or by any other operator than by the Aston Villa Football Club.

Reason: In the interests of safety on the public highway.

18. The 40-bedroom accommodation. Rehabilitation/recuperation and medical recovery centre shall only be used by staff and players representing the Aston Villa Football Club and by no other persons whomsoever.

Reason: In the interests of securing an appropriate use in the Green Belt.

19. Before completion of the landscape planting and ecological works as approved under Condition 2, a Habitat Management and Monitoring Plan (HMMP) shall be submitted in writing to the Local Planning Authority. This shall detail the proposed monitoring and management of on and off-site enhancements. It shall include:

- i) A Description and Evaluation of the features to be managed.
- ii) Identify ecological trends and constraints on site that might influence management.
- iii) Identify the aims and objectives of management.
- iv) Outline appropriate management options for achieving these aims and objectives.

- v) Set out prescriptions for management actions.
- vi) Identify a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- vii) Details of the body or organisation responsible for the implementation of the Plan.
- viii) Identify the on-going monitoring and remedial measures.
- ix) Identify the completed statutory metric applied to the site to demonstrate that a bio-diversity net gain will be achieved.
- x) The locations and numbers of any ecological enhancement features such as bat and bird boxes, reptile and amphibian refugia and invertebrate boxes.
- xi) Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The HMMP shall also identify how contingencies and/or remedial measures will be identified, agreed and implemented so that the development ensures the fully functioning bio-diversity objectives of the approved scheme. The HMMP as approved in writing by the Local Planning Authority will be implemented in accordance with the approved details.

Reason: To ensure the mandatory Bio-Diversity Net Gain required for the site.

20. Within nine months of the date of this planning permission, details of a Conservation Covenant shall be submitted to the Local Planning Authority in writing in order to secure the bio-diversity net gain measures hereby approved as well as their long-term maintenance for the length of the net gain agreement. The land used for BNG delivery should be registered with the Bio-Diversity Gain Site Register and documentation demonstrating this, shall be provided to the Local Planning Authority.

Reason: To ensure a mandatory Bio-Diversity Net Gain is provided.

21. The floodlighting hereby approved under Condition 2 shall not be operated other than between 0900 and 2200 hours on any day.

Reason: In the interests of the amenities of the area and to protect the bio-diversity of the area.